

**Minutes of a joint Town Council and Planning Board meeting held on October 27th, AD 2011 scheduled for 6:30 o'clock PM in the Town Council Chambers, Town Hall, 40 Commons, Little Compton, RI. Said hearing was officially opened at 7:35 PM as noted below.**

**Council Members present: Charles N. Appleton, Jr., Fred M. Bodington, III; Paul J. Golembeske, Gary S. Mataronas and Robert L. Mushen.**

**Planning Board Members present: Chuck Barend, Mark Cady, David DeSouza, Robert Green (arrived at 6:55 PM), Patrice Hagan, Sal Marinosci and Michael Steers.**

**Also present: Richard S. Humphrey, Town Solicitor who arrived at 6:08 PM.**

**At 7:35 PM the Town Council President called to order a second Public Hearing to consider amendments to the Town Zoning Ordinance and Subdivision Regulations.**

**-minutes of the 6:00 PM hearing precede this section of the minutes and are filed separately on-line-**

**At 7:35 PM the Planning Board made a motion (M. Cady) and second (S. Marinosci) to call to order a second Public Hearing to consider amendments to the Town Zoning Ordinance and Subdivision Regulations. (All Planning Board Members voted in favor: Barend, Cady, DeSouza, Green, Hagan, Marinosci, Steers).**

**The following proposed amendments were read:**

**TOWN OF LITTLE COMPTON RHODE ISLAND  
PROPOSED AMENDMENT TO CHAPTER XIV and APPENDIX C  
OF THE LITTLE COMPTON TOWN CODE  
ZONING ORDINANCE AND SUBDIVISION REGULATIONS**

**To amend Chapter 14 in the following sections:**

**Section 14-4.1 – Dimensional, Area and Density Requirements.**

**The following requirements shall apply to all structures, buildings and activities hereafter located in or initiated in all zoning districts and to any extension of an existing structure, building or activity.**

**Dimension Residence (R) Business (B)**

**Minimum lot area. \* 2 acres, exclusive of any streets, or rights-of-way, in all Zoning districts. No minimum lot size\*\***

**\*\*As of October 2011 any new subdivided lots within both Residence (R) or Business (B) districts must meet the 2 acre minimum if the use will be for a residence. Business use shall have no minimum lot size if it is located within the Business (B) district.**

**Section 14-5.2,d – add the following sentence:**

**With all new subdivisions the minimum lot area shall be 2 acres for a residence in the Residence (R) District or Business (B) District.**

**Furthermore to amend Appendix C of the Town Code – Subdivision Regulations as follows:**

**Section 2.2.4 - Affordable Housing in Five Lot Subdivisions.**

**To amend an existing sentence within this section as shown in bold italics the following:**

**The Planning Board shall deem successive applications by the same applicant that result in five (5) or more lots within five years of a previous subdivision's recording to be subject to this section.**

**It was noted that the use of the word “residence” in the Chapter 14-4.1 and 14-5.2, d proposed amendments might be clearer if it was “dwelling unit”. This proposal is simply to clarify how the ordinance should be interpreted for future subdivisions.**

**Comments were received that resulted in the realization that the proposed wording for the subdivision amendment could have the wrong effect on future applicants. The Planning Board stated that they would withdraw the proposed amendment for Section 2.2.4 of the Subdivision Regulations at this time as they feel it may need to be worded in a different fashion. Therefore no actions were taken on this proposal.**

**Motion made by Councilor Golembeske, receiving a second by Councilor Bodington, voting in favor (Appleton, Bodington, Golembeske, Mataronas, Mushen): To close this Public Hearing concerning proposed amendments to the Town Code and Subdivision Regulations.**

**Motion made by Planning Board Member Hagan, receiving a second by Planning Board Member Marinosci, voting in favor (Barend, Cady, DeSouza, Green, Hagan, Marinosci, Steers): To close this Public Hearing concerning proposed amendments to the Town Code and Subdivision Regulations.**

**Motion made by Councilor Golembeske, receiving a second by Councilor Bodington, voting in favor (Appleton, Bodington, Golembeske, Mataronas, Mushen): To amend Chapter 14 of the Town Code as amended within this evenings Public Hearing as follows:**

**Section 14-4.1 – Dimensional, Area and Density Requirements.**

**The following requirements shall apply to all structures, buildings and activities hereafter located in or initiated in all zoning districts and to any extension of an existing structure, building or activity.**

**Dimension Residence (R) Business (B)**

**Minimum lot area. \* 2 acres, exclusive of any streets, or rights-of-way, in all Zoning districts. No minimum lot size\*\***

**\*\*As of October 2011 any new subdivided lots within both Residence**

**(R) or Business (B) districts must meet the 2 acre minimum if the use will be for a dwelling unit. Business use shall have no minimum lot size if it is located within the Business (B) district.**

**Section 14-5.2,d – add the following sentence:**

**With all new subdivisions the minimum lot area shall be 2 acres for a dwelling unit in the Residence (R) District or Business (B) District.**

**----- end vote -----**

**Due to the fact that the Planning Board, in the Public Hearing, withdrew its proposal to amend the Subdivision Regulations no votes were taken on that matter. No further actions will be taken until the Planning Board returns with a revision for consideration.**

**Motion made by Councilor Mataronas, receiving a second by Councilor Bodington, voting in favor (Appleton, Bodington, Golembeske, Mataronas, Mushen): To adjourn at 8:00 PM.**

**Motion made by Planning Board Member Hagan, receiving a second by Planning Board Member Marinosci, voting in favor (Barend, Cady, DeSouza, Green, Hagan, Marinosci, Steers): To adjourn at 8:00 PM.**

**Carol A Wordell, Town Clerk**